



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

December 8, 2009

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**PUBLIC HEARING ON REDEVELOPMENT PLAN AND IMPLEMENTATION PLAN
FOR THE WHITESIDE COMMUNITY REDEVELOPMENT PROJECT AREA
(DISTRICT 1) (3 VOTE)**

SUBJECT

The public hearing provides an opportunity for members of the public to provide input on the Redevelopment Plan and corresponding Five-Year Implementation Plan for the Whiteside Community Redevelopment Project Area.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the public hearing on the Redevelopment Plan and Five-Year Implementation Plan is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.
2. Hear public testimony on the Redevelopment Plan and Amended Five-Year Implementation Plan for the Whiteside Community Redevelopment Project Area (Project Area), as authorized under Section 33490 of the California Community Redevelopment Law to evaluate progress of redevelopment activities contained in the Redevelopment Plan and to approve the inclusion of updated project information in the Amended Five-Year Implementation Plan.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the hearing is to receive testimony on the Redevelopment Plan to evaluate the progress of redevelopment activities in the Project Area. It is also for the purpose of hearing public testimony on the Amended Five-Year Implementation Plan that incorporates recent information on projects and programs within the Project Area.

FISCAL IMPACT/FINANCING

There is no fiscal impact associated with this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Redevelopment Plan for the Project Area was adopted on October 17, 2006 by your Board to establish generally formulated redevelopment programs and activities. It includes long-range strategies to promote economic well-being, alleviate blight and provide affordable housing within the targeted community.

The Redevelopment Plan also contains a provision for merging the Whiteside Redevelopment Project Area with the City of Los Angeles' Adelante/Eastside Redevelopment Project Area. The purpose of this merger is to create a County of Los Angeles/City of Los Angeles "BioMed/Tech Focus Area." This BioMed/Tech Focus Area would include approximately 750 acres of the 2,164-acre Adelante Eastside Redevelopment Project Area and the entire 171-acre Whiteside Redevelopment Project Area. The BioMed/Tech Focus Area will be a joint, coordinated redevelopment effort between the County and City of Los Angeles.

The Redevelopment Plan specifies that the merger becomes effective when the Los Angeles City Council passes an ordinance approving the merger. On September 8, 2009, the Los Angeles City Council approved the legal merger of the two Project Areas. The final step in the merger will be negotiating the governing and funding mechanisms of the merger. This step is currently under way.

In 2006, your Board also adopted a Five-Year Implementation Plan for the Project Area. This document contains the following: specific goals and objectives; specific programs; potential projects; estimated expenditures; activities to eliminate blight; and plans to increase, improve and preserve low- and moderate-income housing.

Pursuant to California Redevelopment Law, redevelopment agencies are required to conduct a public hearing at least once within the term of the Five-Year Implementation Plan, in order to hear testimony on the Redevelopment Plan and corresponding Five-Year Implementation Plan, and to evaluate the progress of redevelopment activities. The testimony will be referred to the Executive Director of the Community Development Commission to consider for future implementation.

Pursuant to Section 33490(d) of California Redevelopment Law, notice of the public hearing was posted in four different locations within the Project Area for a period of three weeks, and published once a week for three successive weeks in a newspaper serving the Project Area. Publication and posting is to be completed 10 days prior to the date set for the hearing.

ENVIRONMENTAL DOCUMENTATION

Review of the Five-Year Implementation Plan for the Project Area is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations Part 58, Section 58.34(a)(3) because it involves administrative activities that will not have a physical impact or result in any physical changes to the environment. Such adoption is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15360(c)(3), 15378, and California Community Redevelopment Law Section 33490(a)(1)(B) because the activity is not a project under CEQA.

IMPACT ON CURRENT PROGRAM

The public hearing will provide an opportunity for citizen input, as required by California Redevelopment Law.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

Attachments: 2

5-YEAR IMPLEMENTATION PLAN
FOR
WHITESIDE REDEVELOPMENT PROJECT
2007-2012

IMPLEMENTATION PLAN

Section 33352(c) of the CRL requires that every redevelopment plan submitted by a redevelopment agency [commission] to the legislative body be accompanied by an Implementation Plan. The Implementation Plan describes the specific goals and objectives for the proposed project area, the specific projects proposed by the Commission (including a program of actions and expenditures proposed for the first five years of the redevelopment plan), and a description of how these projects will improve or alleviate the blighting conditions found in the project area.

A. PROJECT AREA GOALS AND OBJECTIVES

The purposes and objectives of this Redevelopment Plan are to eliminate the conditions of blight, as defined by Community Redevelopment Law, existing in the Project Area and to prevent the recurrence of deteriorating conditions in the Project Area. The Commission proposes to eliminate such conditions and prevent their recurrence by providing, pursuant to this Plan, for the planning, development, re-planning, redesign, redevelopment, reconstruction and rehabilitation of the Project Area and by providing for such facilities as may be appropriate or necessary in the interest of the general welfare, in accord with the County of Los Angeles' General Plan and other planning documents promulgated pursuant thereto as may be adopted or amended from time to time. As described in Section II of this Report, the goals and objectives for the Project Area are as follows:

1. Encourage the redevelopment of the Project Area subject to and consistent with the County's General Plan **and/or** specific development plans as may be adopted from time to time through the cooperation of private enterprise and public agencies.
2. Enhance the long-term economic well being of the Project Area;
3. Provide public infrastructure improvements and community facilities, such as the installation, construction, **and/or** reconstruction of streets, utilities, public buildings and facilities (such as facilities for pedestrian circulation and parking facilities), storm drains, utility undergrounding, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Project Area.
4. Provide for participation in the redevelopment of property in the Project Area, where feasible, by owners who agree to participate in conformity with the Redevelopment Plan.
5. Encourage joint efforts and cooperative efforts among property owners, businesses and public agencies to achieve desirable economic development goals and programs and to reduce or eliminate deteriorating conditions.

6. Increase, improve and preserve the community's supply of affordable housing within and outside of the Project Area.
7. Acquire real property.

The foregoing goals and objectives are to be pursued and accomplished, subject to and consistent with, the County General Plan, as amended from time to time.

B. PROJECTS AND PROGRAMS FOR THE FIRST FIVE YEARS OF THE REDEVELOPMENT PLAN

As outlined in the table below and described in the following text, the Commission anticipates expending approximately \$1.6 million over the first five years on the non-housing programs and activities proposed for the Project Area. The majority of these expenditures will be for infrastructure improvements, land assembly and relocation, and public/private development activities.

Five-Year Expenditure Plan – Non-Housing

Commission Programs	2007-08	2008-09	2009-10	2010-11	2011-12	Totals
Land Assembly/Relocation	\$3,000	\$6,000	\$9,000	\$15,000	\$276,000	\$309,000
Public/Private Development	\$4,000	\$8,000	\$11,000	\$19,000	\$345,000	\$387,000
Targeted Business Recruiting	\$1,000	\$2,000	\$2,000	\$4,000	\$69,000	\$78,000
Brownfields	\$1,000	\$2,000	\$2,000	\$4,000	\$69,000	\$78,000
Infrastructure Improvements	\$3,000	\$6,000	\$9,000	\$15,000	\$276,000	\$309,000
Streetscape/Gateway	\$1,000	\$2,000	\$2,000	\$4,000	\$69,000	\$78,000
Traffic Circulation/Transit	\$1,000	\$3,000	\$5,000	\$8,000	\$138,000	\$155,000
Community Centers/Parks	\$1,000	\$2,000	\$2,000	\$4,000	\$69,000	\$78,000
Community Business Revital.	\$1,000	\$2,000	\$2,000	\$4,000	\$69,000	\$78,000
Administration	\$5,000	\$10,000	\$15,000	\$25,000	\$36,000	\$91,000
Total Expenditures	\$21,000	\$43,000	\$59,000	\$102,000	\$1,416,000	\$1,641,000

Non-Housing Programs

As specifically described in Section IV of this Report and summarized below, the Commission proposes a series of non-housing activities and programs designed to alleviate the blighting conditions in the Project Area. These include the following:

1. Land Assembly and Relocation Program

The purpose of this program is to assemble small, underutilized and/or poorly configured parcels of property into sites suitable for new development, and to thereafter sell and/or lease property for private development. The Commission's efforts in assembling land would be applied in selective cases. The Commission may assist in the selective assembly of land through voluntary purchase, negotiated purchase, or eminent domain.²¹ The Commission will provide relocation assistance as required by California State Housing and Community Development Regulations and Commission Guidelines. It is assumed that 20 percent of annual available discretionary revenues will be used to finance this implementation activity. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$309,000.

As previously stated in Section IV, by expanding existing buildings, the Commission will help to reduce the number of inadequate sized buildings, which will in turn accommodate a wider variety of contemporary commercial and industrial uses, with a specific emphasis on low-rise office space. By assembling small parcels, the Commission will reduce the number of inadequate sized parcels in multiple ownership and provide adequate space to develop contemporary facilities or expand existing buildings to accommodate a wider variety of uses.

2. Public/Private Development Program

Public/private coordination occurs when the Commission participates in significant private development projects. Through an Owner Participation Agreement or Disposition and Development Agreement, the Commission may grant or loan money to assist new industrial/commercial development or expansion of existing development facilities. This program may fund construction, landscaping, parking lot improvements and County's Public Work's development requirements (e.g. fire hydrants or traffic mitigation projects, etc.). It is assumed that 25 percent of annual available discretionary revenues will be used to finance this implementation activity. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$387,000.

The implementation of this program will improve the overall quality and aesthetics of the Project Area by improving existing buildings or by developing new contemporary facilities, which will alleviate related blighting conditions such as structural deterioration, defective design/faulty construction, inadequate parking and inadequate building size while increasing the overall value of the property.

²¹ Only applies to non-conforming residential uses within the Project Area as designated in the County's General Plan.

3. Targeted Business Recruitment

This program would create incentives for recruitment of specific types of businesses that would provide goods and services that are desired by the local community. In addition, the Commission would like to attract businesses that will create well paying jobs in industries with strong future growth potential. It is assumed that five percent of annual available discretionary revenues will be used to finance this implementation activity. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$78,000.

The implementation of this program will increase property values and lease rates within the Project Area.

4. Brownfields

By utilizing the provisions of the California Polanco Act and federal Brownfields legislation, the Commission will be able to work with private developers and land owners to identify, investigate, remediate, and possibly acquire environmentally contaminated properties without incurring liability under state and local laws that might accompany such actions. This will allow properties that are currently vacant and contaminated to be redeveloped. It is assumed that five percent of annual available discretionary revenues will be used to finance this implementation activity. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$78,000.

This will allow properties that are currently vacant and contaminated to be redeveloped, which in turn will increase property values and industrial sales prices.

5. Infrastructure Improvements Program

Infrastructure improvements cover a variety of public works projects ranging from correcting utilities, traffic capacity projects and new streets, undergrounding overhead transmission lines, storm drainage and sanitary sewers, bridges and under or overcrossings, flood control improvements, creek stabilization and enhancements, freeway noise walls, and many other assorted capital projects. It is assumed that 20 percent of annual available discretionary revenues will be used to finance this implementation activity. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$309,000.

Improving the infrastructure will help to attract development to the area by eliminating costs that might otherwise be borne by the private sector. This should help to increase building activity, improve property values and sales prices, and increase lease rates within the Project Area.

6. Streetscape and Gateway Improvements Program

The streetscape program includes constructing new curbs, gutters and sidewalks where they do not exist or where broken curbs, gutters and sidewalks require replacement; installing street trees and shrubs; constructing both decorative and handicapped accessible crosswalks; constructing new medians with landscaping; adding visual and safety improvements to existing medians; installing street furniture, such as trash receptacles and newspaper racks; and improving area lighting by increasing the number of luminaries, increasing the wattage of individual streetlights or adding pedestrian streetlights. It is assumed that five percent of annual available discretionary revenues will be used to finance this implementation activity. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$78,000.

Streetscapes and gateways into an area are desirable for announcing a transition from one area to another. Gateways can be accomplished through banners, entry features, public art, architecture or a variety of other ways. These improvements will improve the desirability of the neighborhoods and encourage new development and rehabilitation including the elimination of structural deterioration which will increase property values and lease rates.

7. Traffic Circulation, Transit and Parking Improvement Projects

The Commission will work with the County Department of Public Works to improve traffic circulation in the area to better accommodate new and existing development including traffic signal controls, signals and transportation management strategies. Transit improvements include such things as bus shelters and bus stops, park and ride lots, bicycle facilities, and transit center and corridor improvements. Parking improvements include providing additional parking lots/garages for businesses and improving parking along public rights-of-way. It is assumed that ten percent of annual available discretionary revenues will be used to finance this implementation activity. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$155,000.

The improvements described above will eliminate circulation, transit and parking deficiencies that currently exist within the Project Area and will increase property values.

8. Community Centers, Park and Open Space Projects

Community-based projects focus on the need for new or improved community facilities such as parks, community centers, libraries, community gardens, open space and cultural facilities. It is assumed that five percent of annual available discretionary revenues will be used to finance this implementation activity. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$78,000.

This program is intended to encourage further investment in their respective neighborhoods and make them more desirable places to visit, work and live, which in turn, will increase property values and decrease crime.

9. Community Business Revitalization Program

The Community Business Revitalization Program provides grants with a cash match to businesses for the purposes of storefront improvements and façade treatments. This program provides assistance to businesses in the Project Area to encourage restoring, modernizing and improving the facades of commercial structures to enhance the attractiveness and visibility of the area. Typical improvements would include paint, signage, windows, doors, awnings, stucco, roof, lighting, and security grills. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$78,000.

By eliminating physical deterioration and improving the substandard (obsolete) appearance of the commercial/industrial buildings and surrounding sites, more patrons will be attracted which will improve declining retail sales. The increased business activity should slow the rate of business closures and attract new businesses to the Project Area. Also, by improving the buildings property values should increase.

10. Administration

The Commission will provide oversight and management for all redevelopment activities in the Project Area, including, but not limited to, coordination of the planning, marketing, and disposition of properties, management of infrastructure improvements, and the caretaking and maintenance of acquired assets. Total estimated funding for this implementation activity over the first five years of the Project, as estimated on the feasibility cash flow in Section V, is projected to total \$91,000.

A matrix illustrating the relationship between the Agency's goals and redevelopment programs and expenditures proposed in the overall elimination of blighting conditions found in the Project Area is included as Table 23.

Affordable Housing Program

As required by State law, 20 percent of the gross tax increment funds received by the Commission must be deposited into a fund that assists in the preservation and production of affordable housing. The Commission would use these funds for residential rehabilitation grants and to financially assist new housing construction designated for low- and moderate-income persons. Because the proposed Project Area is primarily zoned for industrial and commercial land uses with limited residentially designated areas, the Commission may utilize its affordable

TABLE 23
Whiteside Redevelopment Project
RELATIONSHIP OF AGENCY GOALS AND PROGRAMS TO BLIGHT ELIMINATION

		Blighting Conditions Addressed by Programs												
Agency Goals	Agency Programs to Implement Projects that will Attain Redevelopment Plan Goals	PHYSICAL BLIGHTING CONDITIONS	Unsafe/Unhealthy Buildings	Factors Preventing or Substantially Hindering Viable Use/Capacity, Including Inadequate Parking	Incompatible Uses	Irregularly Shaped/Inadequately Sized Parcels Under Multiple Ownership	ECONOMIC BLIGHTING CONDITIONS	Depreciated/Stagnant Property Values or Impaired Investments	Abnormally High Business Vacancies, Abnormally Low Lease Rates, High Turnover Rates, Abandoned Buildings, or Excessive Vacant Lots	Lack of Necessary Commercial Facilities	Residential Overcrowding	High Crime Rate	Inadequate Public Facilities and Infrastructure	
Encourage the redevelopment of the Project Area subject to and consistent with the County's General Plan and/or specific development plans as may be adopted from time to time through the cooperation of private enterprise and public agencies.	Land Assembly and Relocation Program, Public/Private Development Program, Community Business Revitalization Program, Targeted Business Recruitment, Brownfields, Infrastructure Improvements Program, Streetscape and Gateway Improvements Program, Traffic Circulation, Transit and Parking Improvement Projects, Community Centers, Parks and Open Space Projects, and Affordable Housing Program.		X	X	X	X		X	X	X	X	X	X	
Enhance the long-term economic well being of the Project Area.	Land Assembly and Relocation Program, Public/Private Development Program, Community Business Revitalization Program, Targeted Business Recruitment, Brownfields, Infrastructure Improvements Program, Streetscape and Gateway Improvements Program, Traffic Circulation, Transit and Parking Improvement Projects, Community Centers, Parks and Open Space Projects, and Affordable Housing Program.		X	X	X	X		X	X	X	X	X	X	
Provide public infrastructure improvements and community facilities, such as the installation, construction, and/or reconstruction of streets, utilities, public buildings and facilities, storm drains, utility undergrounding, street lighting, landscaping, and other improvements which are necessary for the effective redevelopment of the Project Area.	Public/Private Development Program, Infrastructure Improvements Program, Streetscape and Gateway Improvements Program, Traffic Circulation, Transit and Parking Improvement Projects, Community Centers, Parks and Open Space Projects.							X				X	X	

TABLE 23
Whiteside Redevelopment Project
RELATIONSHIP OF AGENCY GOALS AND PROGRAMS TO BLIGHT ELIMINATION

Blighting Conditions Addressed by Programs														
	Agency Goals	Agency Programs to Implement Projects that will Attain Redevelopment Plan Goals	PHYSICAL BLIGHTING CONDITIONS	Unsafe/Unhealthy Buildings	Factors Preventing or Substantially Hindering Viable Use/Capacity, Including Inadequate Parking	Incompatible Uses	Irregularly Shaped/Inadequately Sized Parcels Under Multiple Ownership	ECONOMIC BLIGHTING CONDITIONS	Depreciated/Stagnant Property Values or Impaired Investments	Abnormally High Business Vacancies, Abnormally Low Lease Rates, High Turnover Rates, Abandoned Buildings, or Excessive Vacant Lots	Lack of Necessary Commercial Facilities	Residential Overcrowding	High Crime Rate	Inadequate Public Infrastructure
Provide for participation in the redevelopment of property in the Project Area, where feasible, by owners who agree to so participate in conformity with the Redevelopment Plan.		Land Assembly and Relocation Program, Public/Private Development Program, Community Business Revitalization Program, Targeted Business Recruitment, Brownfields, and Affordable Housing Program.		X	X	X	X		X	X			X	
Encourage joint efforts and cooperative efforts among property owners, businesses and public agencies to achieve desirable economic development goals and programs and to reduce or eliminate deteriorating conditions.		Land Assembly and Relocation Program, Public/Private Development Program, Community Business Revitalization Program, Targeted Business Recruitment, Brownfields, and Affordable Housing Program.		X	X	X	X		X	X	X	X	X	
Increase, improve and preserve the community's supply of affordable housing within and outside of the Project Area.		Land Assembly and Relocation Program, Public/Private Development Program, and Affordable Housing Program.		X		X	X		X			X	X	
Acquire real property.		Land Assembly and Relocation Program, Public/Private Development Program, and Affordable Housing Program.		X	X	X	X		X					

housing money elsewhere in the County in accordance with redevelopment law. Possible funding opportunities include first time homebuyers programs, rehabilitation of existing housing stock, new housing construction, rental assistance, and housing administrative costs. The Commission's affordable housing program will assist in the rehabilitation of existing deteriorated buildings and alleviate the existence of substandard structures and current overcrowding conditions. However, it is not anticipated for the first five years of the Plan that housing activities will be implemented since only \$127,000 in Housing Funds will be generated from gross tax increment revenues based upon the feasibility cash flow in Section V.

(1) Proportional Expenditures of Housing Fund Monies

The Project Area is subject to the Section 33334.4 requirement that the Commission expend Housing Fund monies in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met every 10 years through the termination of the Project Area life. These tests do not have to be met on an annual basis.

(a) Very-Low and Low Income Housing Expenditures

The income proportionality test requires the Commission to expend Set-Aside funds in proportion to the housing needs that have been determined for the community pursuant to Section 65584 of the Government Code. The proportionality test used in this Implementation Plan is based on the most current Regional Housing Needs Assessment (RHNA) for the unincorporated portions of Los Angeles County as prepared by the Southern California Association of Governments (SCAG). Based on the November 2000 RHNA, the County's minimum required allocation for very-low and low-income expenditures, and maximum moderate income housing expenditures at this time are approximately as follows:

Category	RHNA % Threshold (rounded)
Very-Low Income	At least 34%
Low Income	At least 28%
Moderate Income	No more 38%
Total	100%

Section 33334.4 requires that at least 34 percent of the Housing Fund monies dedicated to projects and programs be spent on housing for very-low income households. In addition, at least 28 percent of these funds must be spent on housing for low-income households, and no more than 38 percent of the funds can be spent on moderate-income households. However, the Commission is entitled to expend a disproportionate

amount of the funds for very-low income households, and to subtract a commensurate amount from the low and/or moderate-income thresholds. Similarly, the Commission can provide a disproportionate amount of funding for low income housing by reducing the amount of funds allocated to moderate-income households. In no event can the expenditures targeted to moderate-income households exceed the established threshold amount.

The projected housing set-aside tax increment allocations based upon household income levels are shown in the following table (as an example) for the first five years and the first 10 years of the proposed Plan in accordance with CRL Section 33334.4. However, as previously stated, there will be a limited amount of Housing Fund revenues generated from tax increment in the first five years of the Project; therefore, housing programs and related activities discussed within this Report will likely occur in the subsequent five-year implementation period (2011-2016) once the Housing Fund has accumulated enough revenue to implement these programs.

Housing Funds by Income Levels

Unit Income Level	% Allocation	5-Year Housing Set-Aside Tax Increment Projections	10-Year Housing Set-Aside Tax Increment Projections
Very Low	34%	\$43,180	\$204,340
Low	28%	\$35,560	\$168,280
Moderate	38%	\$48,260	\$228,380
Total	100%	\$127,000	\$601,000

(b) Age Restricted Housing Expenditures

Section 33334.4 (as amended and effective January 1, 2006) also requires that moneys in the Housing Fund for low and moderate income persons and families be used to assist housing that is available to all persons regardless of age in at least the same portion as the number of low-income households with a member under age 65 years bears to the total number of low income households of the community as reported in the most recent census of the United States Census Bureau. According to the 2000 Census, the low income households with members under the age of 65 represent approximately 78 percent of the low income households within the County. Conversely, low income households that do not have any members under age 65 represent approximately 22 percent of the low income households within the County. The following

summarizes the allocation of housing fund monies for the five year (2007-11) and 10-year (2007-1016) periods.

Housing Funds by Age

Age Category	% Allocation	5-Year Housing Set-Aside Tax Increment Projections	10-Year Housing Set-Aside Tax Increment Projections
Senior	22% Max.	\$27,940	\$132,220
Unrestricted	78% Min.	\$99,060	\$468,780
Total	100%	\$127,000	\$601,000

(2) Transfer of Housing Funds to Other Providers

The Project Area is subject to the CRL provisions requiring the transfer of housing funds to other housing producers in the County area in certain circumstances. Such transfers could possibly occur if the Housing Fund contained "excess surplus." Excess surplus means any unexpended and unencumbered amount in a Project Area's Housing Fund that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the Housing Fund during the project's preceding four fiscal years.

The Commission does not anticipate having an excess surplus during the current Implementation Plan cycle or throughout the subsequent remaining life of the Redevelopment Plan.

(3) Requirements of Section 33413

(a) Replacement Housing

Per the requirements of Section 33413(a) of the CRL, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Commission or where financial assistance has been provided by the Commission, the Commission must rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed at affordable housing costs within the territorial jurisdiction of the Commission. These units must be created within four years of the destruction of the original units.

There are approximately 141 existing dwelling units within the Project Area, of which, 80 dwelling units are located within residentially zoned

areas. The remaining 61 dwelling units currently are located in areas zoned for industrial or commercial uses. It is possible over the life of the Plan that these 61 dwelling units are destroyed as a result of voluntary sale or removed from the low and moderate income housing market in order to implement the County's General Plan. However, due the limited amount of revenues in the non-housing and Housing Fund in the first five years of the Plan, the Commission does not anticipate that its activities during the first five years of the Plan will trigger the replacement housing requirements of Section 33413(a).

(b) Inclusionary Housing

Section 33413(b) imposes certain affordable housing production requirements on redevelopment project areas adopted on or after January 1, 1976. The production obligation is measured as a function of the new development or substantial rehabilitation of units within redevelopment project areas. A unit is defined to be substantially rehabilitated if the rehabilitation cost is greater than or equal to 25 percent of the after-rehabilitation value. The obligation is triggered irrespective of whether the units are developed or substantially rehabilitated by a redevelopment agency [commission] or private entities. The production requirements imposed by Section 33413 are as follows:

1. At least 30 percent of all new or substantially rehabilitated units developed by an agency [commission] shall be available at affordable housing costs to low or moderate income households. Not less than 50 percent of these units are required to be available to very-low income households. "Developed by an agency" means the units that an agency itself constructs or substantially rehabilitates.
2. At least 15 percent of the total of all new or rehabilitated units developed or substantially rehabilitated within a redevelopment project area, by public or private entities other than the redevelopment agency [commission], shall be available at affordable housing costs to low or moderate income households. Not less than 40 percent of these units are required to be available to very-low income households.

The production requirements imposed by Section 33413 are cumulative, and they must be filled within a 10-year period beginning at the time the Project Area is adopted. As shown in the table below, the Commission anticipates very minimal residential development within the Project Area during the first five years of the Plan that will trigger the inclusionary housing requirements pursuant to

CRL Section 33413. Based upon the potential development of 80 residential units²² by the private sector and not the Commission within the Project Area over the life of the Plan, approximately 12 dwelling units will be restricted for low and moderate income persons and families, of which, five units would be restricted for very low-income persons and families. Furthermore, the Commission anticipates the potential development of only nine units in the first five years and 38 total units in the first 10 years of the Plan. If these 38 housing units are developed by the private sector and not the Commission within the Project Area over the first 10 years of the Plan, approximately six dwelling units will be restricted for low and moderate income persons and families, of which, three units would be restricted for very low-income persons and families. In addition, the Commission, as necessary, may expend a portion of its Housing Funds outside the Project Area within the unincorporated communities of Los Angeles County in order to meet its housing obligations. However, at this time, the number of residential units the Commission will assist outside the Project Area over the next ten years or over the life of the Plan is not known. The Commission anticipates funding a variety of programs designed to increase the supply of affordable housing once there are sufficient funds available to implement these programs.

Total Projected Housing Production Within Project Area and Inclusionary Obligation Requirement

Income Category	5-Year Period (2006-2011)	10-Year Period (2006-2016)	Life of the Redevelopment Plan (2006-2036)
Very Low	1 unit	3 units	5 units
Low/Moderate	1 unit	3 units	7 units
Above Moderate or other	9 units	32 units	68 units
Total	11 units	38 units	80 units

Note: "other" could mean additional units developed for persons or families of very low-, low or moderate income levels.

²² Based upon Table 22 of this Report which shows that new residential development within the Project Area will consist of 80,000 square feet or 80 units at 1,000 square feet per unit.

REDEVELOPMENT PLAN
FOR
WHITESIDE REDEVELOPMENT PROJECT

Adopted on **October 17, 2006**

by

Ordinance No. **2006-0075**

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ATTACHMENTS

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- Attachment No. 2 Project Area Map
- Attachment No. 3 Redevelopment Land Use Map
- Attachment No. 4 Potential Public Improvements
- Attachment No. 5 Legal Description of the Adelante Eastside Redevelopment
Project Area
- Attachment No. 6 Map of the Adelante Eastside Redevelopment Project Area

**REDEVELOPMENT PLAN
FOR
WHITESIDE REDEVELOPMENT PROJECT**

I. [§100] INTRODUCTION

This is the Redevelopment Plan ("Redevelopment Plan" or "Plan") for the Whiteside Redevelopment Project ("Project" or "Project Area") in unincorporated territory of the County of Los Angeles ("County"). This Plan was prepared by the Community Development Commission of the County of Los Angeles ("Commission") pursuant to the Community Redevelopment Law of the State of California ("Community Redevelopment Law" or "CRL"; Health and Safety Code Section 33000 *et seq.*), the California Constitution, and all applicable local laws and ordinances. The Project Area is located within the City Terrace portion of the County, unincorporated territory more commonly referred to as "Whiteside", which is located along the north side of the Interstate 10 Freeway, west of the Interstate 710 Freeway. The Project Area is generally bounded by the City of Los Angeles communities of Boyle Heights on the west and Lincoln Heights on the north, including the Adelante Eastside Redevelopment Project Area of the Community Redevelopment Agency of the City of Los Angeles ("LACRA"), unincorporated County territory to the south, and the City of Monterey Park on the east. The Project Area consists primarily of industrial land uses.

The Commission's primary purpose for this Redevelopment Plan is to eliminate the conditions of blight within the Project Area as defined by the CRL, including buildings that are unsafe or unhealthy in which to live or work, incompatible land uses, depreciated or stagnant property values, impaired investments, low lease rates and a high crime rate, and to prevent the re-occurrence of such blight. The implementation of a redevelopment program will improve the overall quality and aesthetics of the Project Area by improving existing buildings or by developing new facilities, which will alleviate related blighting conditions such as structural deterioration, defective design, faulty construction, inadequate parking and inadequate building size while increasing the overall value of property in the Project Area.

The Commission intends to work with existing property owners and businesses to set forth a redevelopment program that revitalizes the Project Area by the improvement and expansion of existing commercial and industrial properties. Additionally, it is the expectation of the Commission that these efforts will encourage private development of community serving retail businesses such as grocery stores and restaurants as well as commercial development such as modern business parks. As such, the intent is that the redeveloped Project Area will retain and attract businesses that will create well paying jobs in industries with strong future growth potential. The Commission is also dedicated to improving the housing stock and creation of new affordable housing units in the Project Area and the surrounding area.

In addition, the Commission is proposing a cooperative effort with the LACRA, which administers the adjacent Adelante Eastside Redevelopment Project Area. The concept is that the Commission and the LACRA would work together to attract and encourage development of biotechnology and other medical technology businesses within a geographic area to be called the Biomedical Focus Area. This Biomedical Focus Area would be created by the merger of the Project Area and approximately 750 acres of the LACRA's 2,164-acre Adelante Eastside Redevelopment Project Area. This cooperative effort will be a substantial benefit to the Project Area, the Biomedical Focus Area, and the public by accelerating revitalization of blighted areas and furthering economic vitality of the Project Area through new improvements and increased jobs including those that may be created by the expanding biomedical industry.

This Redevelopment Plan describes the Commission's authorities, responsibilities and limitations in implementing the redevelopment of the Whiteside Redevelopment Project Area. This Redevelopment Plan is a legal document that incorporates the required components of a Redevelopment Plan as defined by the CRL rather than a specific plan of actions. This Plan consists of the text, the legal description of the Whiteside Redevelopment Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3), the Potential Public Improvements (Attachment No. 4), and the legal description and map of the Adelante Eastside Redevelopment Project Area (Attachments No. 5 and 6 respectively).

This Plan provides the Commission with powers, duties, and obligations to implement and further the redevelopment program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the Project Area. Because of the long-term nature of this Plan and the need to retain the Commission's flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities presented for redevelopment from time to time, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of the Project Area. Instead, this Plan presents a process and a basic framework within which detailed plans will be presented, specific projects will be established, and appropriate solutions will be proposed and which provides tools to the Commission to fashion, develop, and proceed with such specific plans, projects, and solutions.

Sections of this Plan specifically refer to and reiterate existing Community Redevelopment Law statutes. In the event that any CRL statutes are amended from time to time by the State legislature, and such CRL statutes would result in the Plan being in conflict with State law, the State law shall be controlling.

A. [§101] Purposes and Objectives

The purposes and objectives of this Redevelopment Plan are to eliminate the conditions of blight, as defined by Community Redevelopment Law, existing in the Project Area and to prevent the recurrence of deteriorating conditions in the Project Area. The Commission proposes to eliminate such conditions and prevent their recurrence by providing, pursuant to this Plan, for the planning, development, re-planning, redesign, redevelopment, reconstruction and rehabilitation of the Project Area and by providing for such facilities as may be appropriate or necessary in the interest of the general welfare, in accord with the County of Los Angeles' General Plan and other planning documents promulgated pursuant thereto as may be adopted or amended from time to time. The Commission proposes to:

1. Encourage the redevelopment of the Project Area subject to and consistent with the County's General Plan and/or specific development plans as may be adopted from time to time through the cooperation of private enterprise and public agencies.
2. Enhance the long-term economic well being of the Project Area.
3. Provide public infrastructure improvements and community facilities, such as the installation, construction, and/or reconstruction of streets, utilities, public buildings and facilities (such as facilities for pedestrian circulation and parking facilities), storm drains, utility undergrounding, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Project Area.
4. Provide for participation in the redevelopment of property in the Project Area, where feasible, by owners who agree to so participate in conformity with this Redevelopment Plan.
5. Encourage joint efforts and cooperative efforts among property owners, businesses and public agencies to achieve desirable economic development goals and programs and to reduce or eliminate deteriorating conditions.
6. Increase, improve and preserve the community's supply of affordable housing within and outside of the Project Area.
7. Acquire real property.

The foregoing goals and objectives are to be pursued and accomplished, subject to and consistent with, the County General Plan, as amended from time to time.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

The Commission proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. Permitting participation in the redevelopment process by owners of properties located in the Project Area consistent with this Plan and rules adopted by the Commission;
2. The acquisition of real property;
3. The elimination of areas experiencing economic dislocation and disuse;
4. The replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which would not be accomplished by private enterprise acting alone without public participation and assistance;
5. The protection and promotion of sound development and redevelopment of blighted areas and the general welfare of citizens of the County by remedying such injurious conditions through the employment of appropriate means;
6. The installation of new or replacement of existing public improvements, facilities, and utilities in areas that are currently inadequately served with regard to such improvements, facilities and utilities;
7. The development and rehabilitation of improved housing opportunities outside of the Project Area including housing opportunities for low and moderate income persons and families;

8. Providing relocation assistance to displaced persons and business concerns;
9. The demolition or removal of certain buildings and improvements; and
10. The disposition of property for uses in accordance with this Plan.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Commission is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [\$302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [\$303] Opportunities for Owners and Business Occupants

In accordance with this Plan and the rules for participation adopted by the Commission pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in the redevelopment of the Project Area consistent with the objectives of this Plan.

The Commission shall extend reasonable preferences to persons who are engaged in business in the Project Area to remain or reenter into business within the redeveloped Project Area if they otherwise meet the requirements prescribed in this Plan and the rules adopted by the Commission.

2. [\$304] Rules for Participation Opportunities, Priorities, and Preferences

In order to provide opportunities to owners to participate in the redevelopment of the Project Area and to extend reasonable preferences to businesses to reenter into business within the redeveloped Project Area, the Commission shall promulgate rules for participation by owners and the extension of preferences to business tenants for reentry within the redeveloped Project Area.

3. [\$305] Participation Agreements

The Commission shall require, as a condition of financial participation in development, that each participant shall enter into a binding agreement with the Commission by which the participant agrees to rehabilitate, develop, use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such participation agreements, participants may be required to join in the recordation of such

documents as may be necessary to ensure the property will be developed and used in accordance with this Plan and the participation agreement. Whether or not a participant enters into a participation agreement with the Commission, the provisions of this Plan are applicable to all public and private property in the Project Area.

4. **[\$306] Conforming Owners**

The Commission may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Commission provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

5. **[\$307] Implementing Rules**

The provisions of Sections 302 through 306 shall be implemented according to the rules adopted by the Commission prior to the approval of this Plan, and the same may be from time to time amended by the Commission. Where there is a conflict between the participation and re-entry preference provisions in this Plan and such rules adopted by the Commission, the Plan shall prevail.

C. **[\$308] Cooperation with Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Commission shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Commission, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Commission, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Commission. All plans for development of property in the Project Area by a public body shall be subject to County approval.

The Commission may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. To the extent now or hereafter permitted by law, the Commission is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements that are or would be of benefit to the Project.

D. [\$309] Property Acquisition

1. [\$310] Real Property

Except as specifically exempted herein, the Commission may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase or any other lawful method, including eminent domain, except that eminent domain shall not be utilized to acquire property on which any persons reside.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be utilized by the Commission to acquire property in the Project Area, except that eminent domain shall not be utilized and eminent domain is not authorized under this Plan to acquire property on which any persons reside. Subject to the limitations and exceptions thereto contained in this Plan, no eminent domain proceeding to acquire non-residential property within the Project Area shall be commenced after twelve (12) years following the effective date of the ordinance approving and adopting the Redevelopment Plan for the Whiteside Redevelopment Project. Such time limitation may be extended only by amendment of this Plan.

The Commission shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the participation agreement. The Commission is authorized to acquire structures without acquiring the land upon which those structures are located. The Commission is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Commission shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization, or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape, or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions, and requirements of this Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Commission is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Commission is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Commission and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

2. **[\$311] Personal Property**

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Commission is authorized to acquire personal property in the Project Area by any lawful means, consistent with Section 310 of this Plan.

E. [\$312] Property Management

During such time as property, if any, in the Project Area is owned by the Commission, such property shall be under the management and control of the Commission. Such property may be rented or leased by the Commission pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Commission may adopt.

F. [\$313] Payments to Taxing Agencies

Pursuant to Section 33607.5 of the Community Redevelopment Law, the Commission is required to and shall make payments to affected taxing entities to alleviate the financial burden and detriment that the affected taxing entities may incur as a result of the adoption of this Plan. The payments made by the Commission shall be calculated and paid in accordance with the requirements of Section 33607.5.

G. [\$314] Relocation of Persons, Business Concerns, and Others Displaced by the Project

1. **[\$315] Relocation Housing Requirements**

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Commission shall not displace such persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, adequate temporary housing facilities shall be made available to such displaced occupants at rents comparable to those in the community at the time of their displacement.

2. [§316] Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Commission shall adopt, by resolution, a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 shall not be destroyed or removed from the low and moderate income housing market until the Commission has by resolution adopted a replacement-housing plan.

Nothing in this section shall prevent the Commission from destroying or removing from the low and moderate income housing market a dwelling unit which the Commission owns and which is an immediate danger to health and safety. The Commission shall, as soon as practicable, adopt by resolution, a replacement-housing plan with respect to such dwelling unit.

3. [§317] Assistance in Finding Other Locations

The Commission shall assist all persons (including individuals and families), business concerns, and others displaced by Commission action in the Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Commission shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Such assistance shall be provided pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Commission rules and regulations adopted pursuant thereto as such may be amended from time to time. The Commission may provide housing outside the Project Area for displaced persons.

4. **[\$318] Relocation Payments**

The Commission shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced by the Commission from property in the Project Area. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Commission rules and regulations adopted pursuant thereto as such may be amended from time to time. The Commission may make such other payments as it may deem appropriate and for which funds are available.

H. **[\$319] Demolition, Clearance, and Building and Site Preparation**

1. **[\$320] Demolition and Clearance**

The Commission is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. **[\$321] Preparation of Building Sites**

The Commission is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Commission. In connection therewith, the Commission may cause, provide for, or undertake the installation or construction of streets, utilities, parks, playgrounds, and other public improvements necessary to carry out this Plan.

Prior consent of the Board of Supervisors of the County of Los Angeles is required for the Commission to develop sites for commercial or industrial use by providing streets, sidewalks, utilities, or other improvements which an owner or operator of the site would otherwise be obligated to provide.

I. **[\$322] Property Disposition and Development**

1. **[\$323] Real Property Disposition and Development**

a. **[\$324] General**

For the purposes of this Plan, the Commission is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise

dispose of any interest in real property. To the extent permitted by law, the Commission is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding. Property acquired by the Commission for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Commission as required by law.

Real property acquired by the Commission may be conveyed by the Commission without charge to the County and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Commission in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees of property acquired from the Commission shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Commission fixes as reasonable, and to comply with other conditions which the Commission deems necessary to carry out the purposes of this Plan.

b. [§325] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Commission, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Commission shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Commission may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Commission, such documents, or portions thereof, shall be recorded in the office of the Recorder of Los Angeles County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure,

or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as required by law.

c. [§326] Development by the Commission

To the extent now or hereafter permitted by law, the Commission is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the Commission may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Attachment No. 4, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefore.

In addition to the public improvements authorized under Section 321 and the publicly-owned improvements identified in Attachment No. 4 of this Plan, the Commission is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) sewers; (2) natural gas distribution systems; (3) water distribution systems; (4) parks, plazas, and pedestrian paths; (5) parking facilities; (6) landscaped areas; (7) street improvements; and (8) storm water facilities.

The Commission may enter into contracts, leases, and agreements with the County or other public body or entity pursuant to this Section 326, and the obligation of the Commission under such contract, lease, or agreement shall constitute an indebtedness of the Commission which may be made payable out of the taxes levied in the Project Area and allocated to the Commission under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§327] Development Plans

All development plans (whether public or private) shall be submitted to the County for approval. All development in the Project Area must conform to County design review standards.

2. **[§328] Real Property Disposition and Development**

For the purposes of this Plan, the Commission is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Commission.

J. **[§329] Rehabilitation, Conservation, and Moving of Structures**

1. **[§330] Rehabilitation and Conservation**

The Commission is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Commission. The Commission is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Commission.

2. **[§331] Moving of Structures**

As necessary in carrying out this Plan, the Commission is authorized to move, or to cause to be moved, any standard structure or building or any structure or building that can be rehabilitated to a location within or outside the Project Area.

K. **[§332] Low and Moderate Income Housing**

1. **[§333] Authority Generally**

The Commission may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Commission may also provide subsidies to or for the benefit of, such persons and families or households to assist them in obtaining housing. The Commission may also sell, lease, grant, or donate real property owned or acquired by the Commission to non-profit or for-profit housing developers in carrying out the provisions of Section 334 herein below.

2. **[§334] Replacement Housing**

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project that is subject to a written agreement with the Commission or

where financial assistance has been provided by the Commission, the Commission shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health and Safety Code, within the territorial jurisdiction of the Commission, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law. All (100%) of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low or moderate), as the persons displaced from those destroyed or removed units.

3. [§335] Increase, Improve and Preserve the Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Commission pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Commission for the purposes of increasing, improving and preserving the County's supply of low and moderate income housing available at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health & Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the Health & Safety Code, lower income households, as defined in Section 50079.5 of the Health & Safety Code, very low income households, as defined in Section 50105 of the Health & Safety Code, and extremely low income households, as defined in Section 50106 of the Health & Safety Code, unless one of the findings permitted by Section 33334.2 is made annually by resolution.

The Commission may use these funds to meet, in whole or in part, the replacement housing provisions in Section 334 above. These funds may be used inside or outside the Project Area provided, however, that such funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for these purposes shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund and any repayments or other income to the Commission for loans, advances, or grants, of any kind, from such Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

Pursuant to the requirements of Section 33334.12 of the Community Redevelopment Law, upon failure of the Commission to expend or encumber surplus in the Low and Moderate Income Housing Fund within one year from the date the moneys become excess surplus, within the meaning defined in Section 33334.12 of the Community Redevelopment Law, the Commission shall either disburse that excess surplus to the County Housing Authority or to another public agency in accordance with said Section 33334.12, or expend or encumber the excess surplus within two additional years. A housing authority or other public agency shall utilize the moneys for the purposes of, and subject to, the same restrictions that are applicable to the Commission under the Community Redevelopment Law, and for that purpose may exercise all of the powers of a housing authority under the Housing Authorities Law (Section 34200 *et seq.* of the Health and Safety Code) to the extent not inconsistent with these limitations.

4. [§336] New or Rehabilitated Dwelling Units Developed within the Project Area

At least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Commission, if any, shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

At least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Commission, if any, shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing costs to, and occupied by, very low income households.

The Commission may satisfy the provisions of the above paragraphs, in whole or in part, by any of the methods described in Community Redevelopment Law Section 33413(b) or any other method permitted by law.

The percentage requirements set forth in this Section 336 shall apply independently of the requirements of Section 334 and in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, of this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units, unless the Commission determines otherwise.

If all or any portion of the Project Area is developed with low or moderate income housing units, the Commission shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

5. **[\$337] Duration of Dwelling Unit Availability and Commission Monitoring**

The Commission shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated developed, constructed, or price-restricted pursuant to Sections 334 and 336 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Commission, but for not less than 55-years for rental units and 45-years for ownership units, except to the extent a longer or shorter period of time is permitted or required by other provisions of the CRL or other law.

Pursuant to Section 33418 of the Community Redevelopment Law, the Commission shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the Community Redevelopment Law. As part of this monitoring, the Commission shall require owners or managers of the housing to submit an annual report to the Commission. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Commission.

L. **[\$338] Implementation Plans**

In accord with the provisions of Section 33490(b) of the Community Redevelopment Law, the Commission has prepared an initial implementation plan as part of the adoption of the Project. Commencing with the fifth year after the first implementation plan was adopted, and each five years thereafter, the Commission shall adopt, after a public hearing, succeeding implementation plans that shall contain the specific goals and objectives of the Commission for the Project Area, the specific program, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area and implement the requirements of Sections

33334.2, 33334.4, 33334.6, and 33413 of the Community Redevelopment Law. The parts of future implementation plans that address Sections 33334.2, 33334.4, 33334.6, and 33413 of the Community Redevelopment Law shall be adopted every five years either in conjunction with the General Plan Housing Element cycle or the implementation plan cycle. The Commission may adopt implementation plans that include more than one project area, and may amend the implementation plan after conducting a public hearing on the proposed amendment.

At least once within the five-year term of each plan adopted by the Commission, no earlier than two years and no later than three years after adoption of each plan, the Commission shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing this Plan and the implementation plan and evaluating the progress of the Project. The hearing may be for two or more project areas if those project areas are included within the same implementation plans.

IV. [§400] USES PERMITTED IN THE PROJECT AREA

A. [§401] Permitted Land Uses

The "Redevelopment Land Use Map", attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area, and the land uses authorized within the Project Area by the current County General Plan. The County will from time to time update and revise the County General Plan. It is the intention that the Redevelopment Plan land uses and overall street layout to be permitted within the Project Area shall be as provided within the County's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by County ordinances, resolutions and other laws. Uses other than those designated in the County General Plan and its land use map may be authorized by the County from time to time by amendments to the County General Plan as authorized by law.

B. [§402] Other Land Uses

1. [§403] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets/roadways within the Project Area include Whiteside Street, Herbert Avenue, Medford Street, Fowler Street, Eastern Avenue, Indiana Street, Fishburn Avenue, Ditman Avenue, Miller Avenue, Bonnie Beach Place, and Knowles Avenue.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the County's General Plan, the objectives of this Plan, and the County's design standards, and shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- a. The requirements imposed by such factors as topography, traffic safety and aesthetics;
- b. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement; and
- c. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2. [§404] Other Public, Semi-Public, Institutional, and Non-profit Uses

For any area of the Project Area, the Commission, per the land use designations and regulations within the County's General Plan, is authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Commission may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. [§405] Interim Uses

Pending the ultimate development of land by developers and participants, the Commission is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. **[\$406] Non-conforming Uses**

The Commission may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area.

The Commission may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Commission, such improvements would be compatible with surrounding Project uses and development.

C. **[\$407] General Controls and Limitations**

All real property in the Project Area is made subject to the controls and requirements of this Plan.

1. **[\$408] Construction**

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Commission to control and direct redevelopment activities in the Project Area.

2. **[\$409] Rehabilitation and Retention of Properties**

Any existing structure within the Project Area approved by the Commission for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. **[\$410] Limitation on the Number of Buildings**

The approximate number of buildings in the Project Area shall not exceed the number of buildings permitted under the County's General Plan.

4. [§411] Number of Dwelling Units

The number of dwelling units permitted in the Project Area shall not exceed the number of dwelling units permitted under the County's General Plan as it now exists or may be amended.

5. [§412] Limitation on Type, Size, and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by applicable federal, state, and local statutes, ordinances, and regulations.

6. [§413] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas, which will be in the public rights-of-way, the public ground, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be provided to enhance open spaces in the Project Area and create a high-quality aesthetic environment.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air, and privacy.

7. [§414] Signs

All signs shall conform to County sign ordinances and other requirements as they now exist or are hereafter amended.

8. [§415] Utilities

The Commission shall require that all utilities be placed underground whenever physically and economically feasible.

9. [§416] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, as determined by the Commission, would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

10. [§417] Non-discrimination and Non-segregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, or ancestry permitted in the sale lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

11. [§418] Minor Variations

Under exceptional circumstances, the Commission is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Commission must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or the County's General Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Commission shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Commission hereunder shall not supersede any other approval required under applicable County codes and ordinances.

D. [§419] Design for Development

Within the limits, restrictions, and controls established in this Plan, the Commission is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Such limitations, restrictions and controls are subject to the County's General Plan and zoning standards.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan and any such controls and, in the case of property which is the subject of a disposition and development or participation agreement with the Commission and any other property, at the discretion of the Commission, in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Commission. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Commission shall not approve any plans that do not comply with this Plan.

E. §420 Building Permits

No permit shall be issued for the construction of any building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been approved as consistent with all County requirements. An application shall be deemed consistent with this Plan if it is consistent with the County's General Plan, applicable zoning ordinances and any adopted design for development.

The Commission is authorized to review and approve all permits for projects receiving Commission financial assistance.

V. §500 METHODS OF FINANCING THE PROJECT

A. §501 General Description of the Proposed Financing Method

The Commission is authorized to finance this Project with financial assistance from the County, the State of California, the federal government, tax increment funds, interest income, Commission bonds, donations, loans from private financial institutions, the lease or sale of Commission-owned property, or any other available source, public or private.

The Commission is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Commission. Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the County until adequate tax increment or other funds are available, or sufficiently assured, to repay the

advances and loans and to permit borrowing adequate working capital from sources other than the County. The County, as it is able, may also supply additional assistance through County loans and grants for various public facilities.

The County or any other public agency may expend money to assist the Commission in carrying out this Project. As available, gas tax funds from the state and County may be used for street improvements and public transit facilities.

B. §502 Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, any district, or any other public corporation (hereinafter sometimes called "taxing agencies"), after the effective date of the ordinance approving this Plan shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles, last equalized on the effective date of said ordinance, shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).
2. Except as provided in subdivision 3 of this Section 502, below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Commission to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Commission to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 of this Section 502, above, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in subdivision 1 of this Section 502, above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The portion of taxes mentioned in subdivision 2 of this Section 502, above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Commission to finance or refinance the Project, in whole or in part. The Commission is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

C. [\$503] Bonds, Advances and Indebtedness

The Commission is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the officers, employees and agents of the Commission, nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Commission are not a debt of the County or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Commission, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time for the Project Area shall not exceed seventy million dollars (\$70,000,000) in principal amount, except by amendment of this Plan. This limit, however, shall not prevent the Commission from issuing additional bonds in order to fulfill the Commission's obligations under Section 33413 of the Health and Safety Code.

D. [\$504] Time Limit on Establishment of Indebtedness

The Commission shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project Area beyond twenty (20) years from the date of adoption

of the ordinance approving and adopting the Redevelopment Plan for the Whiteside Redevelopment Project.

Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. This time limit shall not prevent the Commission from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan, or establishing more debt in order to fulfill the Commission's obligations under Section 33413 of the Community Redevelopment Law and Section 334 of this Plan. The above limit shall not prevent the Commission from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit contained in this Section 504.

E. [\$505] Time Limit on Receipt of Tax Increment

The Commission may not receive and shall not repay indebtedness with the proceeds from property taxes received pursuant to 33670 of the Community Redevelopment Law and Section 502 of this Plan beyond 45 years from the adoption of the Redevelopment Plan for the Whiteside Redevelopment Project, except to repay debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan, or debt established in order to fulfill the Commission's obligations under Section 33413 of the Community Redevelopment Law and Section 334 of this Plan.

F. [\$506] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available.

VI. [\$600] ACTIONS BY THE COUNTY

The County shall aid and cooperate with the Commission in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the County shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way and for other necessary modifications of the streets, the street layout, and other public

rights-of way in the Project Area. Such action by the County shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such cost.

- B. Provision of advances, loans, or grants to the Commission or the expenditure of funds for projects implementing this Plan as deemed appropriate by the County and to the extent funds are available therefore.
- C. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- D. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- E. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- F. Provision for administrative enforcement of this Plan by the County after development. The County and the Commission shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- G. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

The forgoing actions to be taken by the County do not involve or constitute any commitment for financial outlays by the County unless specifically agreed to and authorized by the County.

VII. [§700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Commission and/or the County.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Commission or the County. Such remedies may include, but are not limited to specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [§800] DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions imposed by the Commission which shall run in perpetuity, and the affordable housing covenants imposed by the Commission which shall continue in effect for a period as may be determined and specified by the Commission and the CRL, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for a period of thirty (30) years from adoption of the Redevelopment Plan for the Whiteside Redevelopment Project provided, however, that, subject to the limitations and exceptions thereto set forth in Sections 504 and 505 of this Plan, the Commission may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations.

IX. [§900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33354.6 and/or 33450 *et seq.* of the Community Redevelopment Law or by any other procedure hereafter established by law.

X. [§1000] MERGER

Upon the effective date of the ordinance adopting this Redevelopment Plan, and provided a City of Los Angeles ordinance becomes effective amending and merging the Redevelopment Plan for the Adelante Eastside Redevelopment Project Area (located within the City of Los Angeles and the jurisdiction of the LACRA) with the Whiteside Redevelopment Project, the Whiteside Redevelopment Project may be merged immediately with the Adelante Eastside

Redevelopment Project Area (collectively referred to as the "Merged Redevelopment Projects") by actions of the Board of Supervisors of the County consistent with the Community Redevelopment Law adopting the Redevelopment Plan and merging projects. The boundaries of the Adelante Eastside Redevelopment Project Area are described in Attachment No. 5 and shown by a diagram (map) in Attachment No. 6 per Section 33333 of the Community Redevelopment Law. Combined, the legal description prepared for the Project Area (Attachment No. 1) and the legal description for the Adelante Eastside Redevelopment Project Area (Attachment No. 5) are the legal descriptions for the Merged Redevelopment Projects.

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

GEOGRAPHIC DESCRIPTION

WHITESIDE BOUNDARY

A parcel of land, in the Unincorporated Territory of the County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the center line of Fowler Avenue, 60 feet wide, as shown on Tract No. 6333, partly in the City of Los Angeles and partly in the Unincorporated Territory of the County of Los Angeles, State of California, as per map recorded in Book 71, Pages 11 through 14, inclusive of Maps, Records of said Records, with the easterly line of the City Boundary of the City of Los Angeles as established on April 4, 1850, and from said intersection CORS Station ELSC, National Geodetic Survey Point Identifier (PID) AJ1861 whose NAD83 California Coordinate System Zone 5, Epoch 2000.35, values are 1,833,266.27 feet (Northing) and 6,498,517.73 feet (Easting), bears South 26 degrees 37 minutes 31 seconds West 10,750.30 feet;

1. thence North 00 degrees 18 minutes 07 seconds West 2,036.68 feet along said easterly line of the City of Los Angeles, being the center line of Indiana Street, 60 feet wide, as shown on said Tract No. 6333, to the southerly line of the City Boundary of the City of Los Angeles as established by Ordinance Number 32360 on June 10, 1915 and from which point CORS Station OXYC, National Geodetic Survey Point Identifier (PID) AJ1907 whose NAD83 California Coordinate System Zone 5, Epoch 2000.35, values are 1,869,322.06 feet (Northing) and 6,498,930.77 feet (Easting), bears North 10 degrees 12 minutes 18 seconds West 24,801.18 feet;
2. thence South 89 degrees 51 minutes 58 seconds East 3,429.33 feet along said southerly boundary to an angle point in said southerly line;
3. thence continuing along said southerly line, North 00 degrees 08 minutes 05 seconds East 198.04 feet;

4. thence continuing along said southerly line South 89 degrees 49 minutes 26 seconds East 998.06 feet to the southwesterly corner of Lot 144 of Tract No. 9552, partly in said City and partly in the Unincorporated Territory of said County, as per map recorded in Book 142, Pages 18, 19, and 20 of said Maps;
5. thence leaving said southerly line, South 74 degrees 56 minutes 27 seconds East 74.33 feet to the most southerly corner of said Lot 144;
6. thence North 72 degrees 55 minutes 28 seconds East 27.74 feet to the northwesterly corner of Lot 121 of said Tract No. 9552;
7. thence South 87 degrees 08 minutes 48 seconds East 75.57 feet to the northeast corner of said Lot 121;
8. thence North 89 degrees 42 minutes 06 seconds East 88.14 feet to the northeasterly corner of Lot 124 of said Tract No. 9552;
9. thence South 43 degrees 44 minutes 17 seconds East 17.83 feet;
10. thence South 03 degrees 28 minutes 29 seconds East 36.66 feet;
11. thence North 88 degrees 50 minutes 19 seconds East 293.49 feet;
12. thence North 88 degrees 51 minutes 57 seconds East 247.95 feet;
13. thence South 85 degrees 01 minutes 11 seconds East 36.08 feet;
14. thence South 67 degrees 32 minutes 08 seconds East 46.72 feet to the northwesterly corner of Lot 88 of Tract No. 10366, in the Unincorporated Territory of said County; as per map recorded in Book 155, Pages 22 through 25, inclusive, of said Maps;
15. thence North 65 degrees 28 minutes 32 seconds East 88.59 feet to the most northerly corner of said Lot 89;
16. thence South 37 degrees 25 minutes 33 seconds East 7.94 feet to the northeasterly corner of said Lot 89;
17. thence South 78 degrees 35 minutes 34 seconds East 77.23 feet;
18. thence South 89 degrees 15 minutes 17 seconds East 86.45 feet from which point
CORS Station CIT1, National Geodetic Survey Point Identifier (PID) AI4471 whose
NAD83 California Coordinate System Zone 5, Epoch 2000.35, values are

- 1,872,155.50 feet (Northing) and 6,523,154.06 feet (Easting), bears North 27 degrees 44 minutes 06 seconds East 30,634.98 feet;
19. thence South 00 degrees 48 minutes 06 seconds West 40.77 feet;
20. thence South 03 degrees 07 minutes 21 seconds East 58.28 feet;
21. thence South 09 degrees 37 minutes 34 seconds East 67.41 feet;
22. thence South 18 degrees 05 minutes 38 seconds East 64.33 feet;
23. thence South 24 degrees 51 minutes 49 seconds East 117.68 feet;
24. thence South 29 degrees 25 minutes 03 seconds East 53.80 feet from which point
CORS Station SGHS, National Geodetic Survey Point Identifier (PID) AJ1924 whose
NAD83 California Coordinate System Zone 5, Epoch 2000.35, values are
1,854,650.72 feet (Northing) and 6,528,675.40 feet (Easting), bears North 63 degrees
04 minutes 17 seconds East 22,060.52 feet;
25. thence South 60 degrees 37 minutes 48 seconds West 46.23 feet to the most easterly
corner of Lot 15, Block L, of Tract No. 6479, in the Unincorporated Territory of said
County, as per map recorded in Book 75, Pages 1 through 5, inclusive of said Maps;
26. thence South 61 degrees 10 minutes 33 seconds West 3,033.65 feet to the most
southerly corner of Lot 4, Block 10, of Tract No. 6332, in the Unincorporated
Territory of said County, as per map recorded in Book 67, Pages 89 through 97,
inclusive, of said Maps;
27. thence South 62 degrees 19 minutes 03 seconds West 100.75 feet;
28. thence South 63 degrees 39 minutes 57 seconds West 43.06 feet;
29. thence South 69 degrees 52 minutes 17 seconds West 36.78 feet;
30. thence South 54 degrees 16 minutes 01 seconds West 60.51 feet;
31. thence South 63 degrees 32 minutes 36 seconds West 69.88 feet to the southeasterly
corner of Lot 2, Block 4 of Tract No. 6332, in the Unincorporated Territory of said
County, as per map recorded in Book 67, Pages 89 through 97, inclusive, of said
Maps;
32. thence North 02 degrees 58 minutes 23 seconds East 16.27 feet;

33. thence South 63 degrees 49 minutes 36 seconds West 68.74 feet to the southwesterly line of Lot 3, Block 4 of said Tract No. 6332;
34. thence North 24 degrees 05 minutes 58 seconds West 139.18 feet to the most westerly corner of said Lot 3;
35. thence North 23 degrees 35 minutes 51 seconds West 27.52 feet;
36. thence North 62 degrees 23 minutes 28 seconds East 124.76 feet to the southeasterly prolongation of the southwesterly line of Lot 2, Block 2 of said Tract No. 6332;
37. thence North 28 degrees 20 minutes 48 seconds West 145.35 feet to the most westerly corner of said Lot 2;
38. thence North 61 degrees 32 minutes 30 seconds East 8.74 feet to the most easterly corner of Lot 5, Block 2 of said Tract No. 6332;
39. thence North 19 degrees 02 minutes 33 seconds East 10.83 feet to the angle point in the center line of that certain alley, 15 feet wide, lying within said Block 2 as shown on said Tract No. 6332;
40. thence North 25 degrees 32 minutes 20 seconds West 275.29 feet along said center line to an angle point therein;
41. thence North 50 degrees 41 minutes 08 seconds West 517.50 feet along said center line to the beginning of a curve, concave to the south and having a radius of 147.50 feet;
42. thence along said center line, westerly 179.21 feet along said curve through a central angle of 69 degrees 36 minutes 43 seconds and a chord bearing and distance of North 85 degrees 29 minutes 30 seconds West 168.39 feet;
43. thence along said center line, South 59 degrees 42 minutes 10 seconds West 423.72 feet to the southeasterly prolongation of the southwesterly line of Lot 48, Block 2, of said Tract No. 6332;
44. thence North 31 degrees 17 minutes 22 seconds West 6.73 feet to the most southerly corner of said Lot 48;
45. thence South 59 degrees 49 minutes 24 seconds West 205.72 feet to an angle point in the southeasterly line of Lot 42, Block 2 of said Tract No. 6332;

46. thence South 57 degrees 47 minutes 25 seconds West 76.98 feet to the most southerly corner of Lot 41, Block 2 of said Tract No. 6332;
47. thence South 54 degrees 55 minutes 04 seconds West 50.22 feet to the most easterly corner of Lot 28, Block 3 of said Tract No. 6332;
48. thence South 55 degrees 23 minutes 36 seconds West 1,079.76 feet; along the southeasterly line of said Lot 28, and along the southeasterly lines of Lots 3 through 27, inclusive, and its southwesterly prolongation;
49. thence North 88 degrees 59 minutes 20 seconds West 262.53 feet;
50. thence South 00 degrees 52 minutes 27 seconds East 36.34 feet to the most northerly corner of Lot 66, Block 4, of said Tract No. 6332;
51. thence along the easterly line of said Lot 66, South 01 degrees 47 minutes 39 seconds West 132.60 feet;
52. thence North 88 degrees 10 minutes 25 seconds West 97.90 feet;
53. thence South 89 degrees 32 minutes 18 seconds West 29.92 feet to said center line of Indiana Street and the easterly line of the City Boundary of the City of Los Angeles;
54. thence along said center line and easterly boundary line, North 00 degrees 18 minutes 07 seconds West 74.95 feet to the point of beginning.

This geographic description is delineated on accompanying "Exhibit Map" and is made a part hereof for reference purposes.

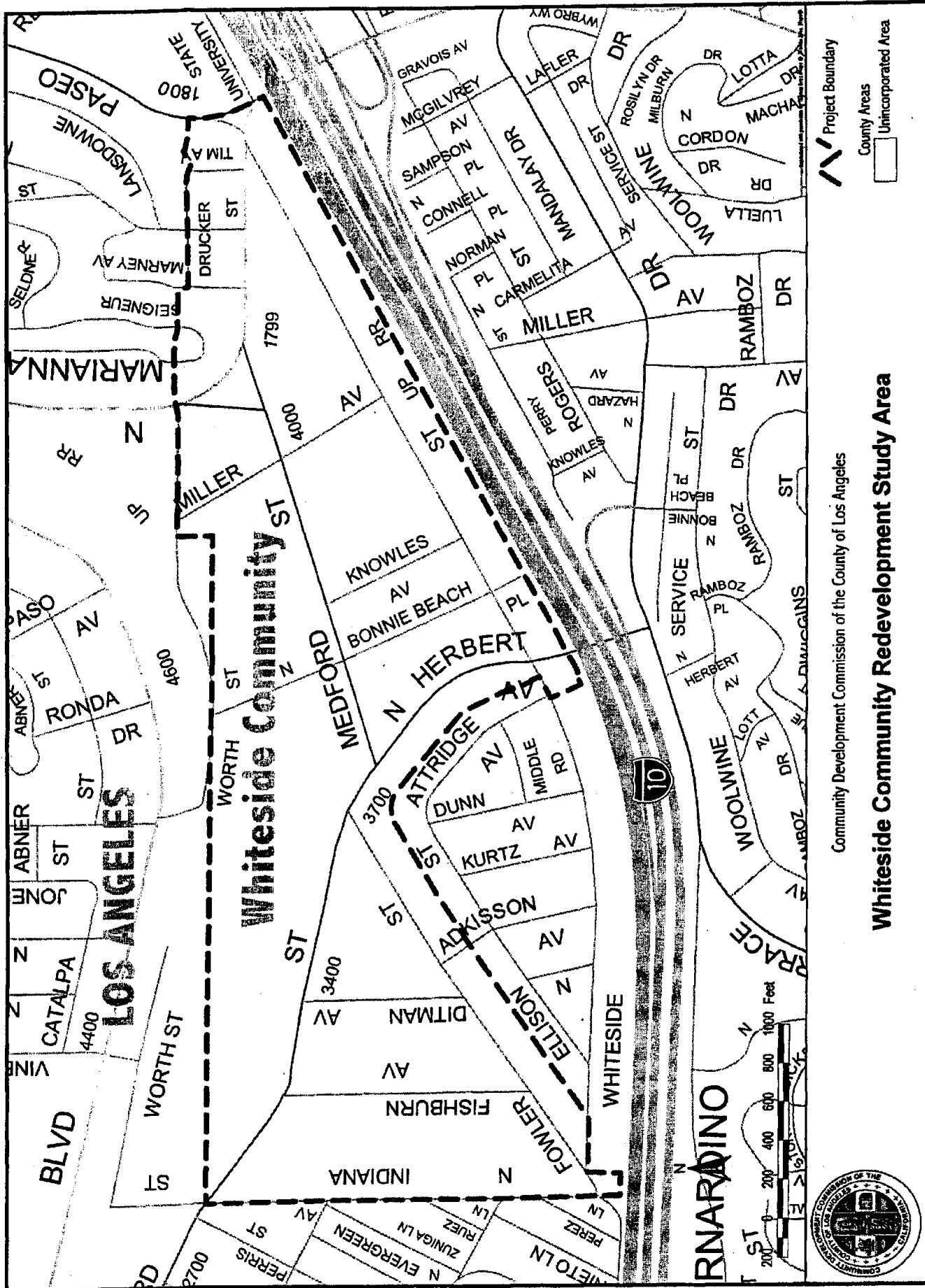
Prepared under the direction of

Robert C. Olson, PLS 5490

PSOMAS

ATTACHMENT NO. 2

PROJECT AREA MAP



Community Development Commission of the County of Los Angeles

Whiteside Community Redevelopment Study Area

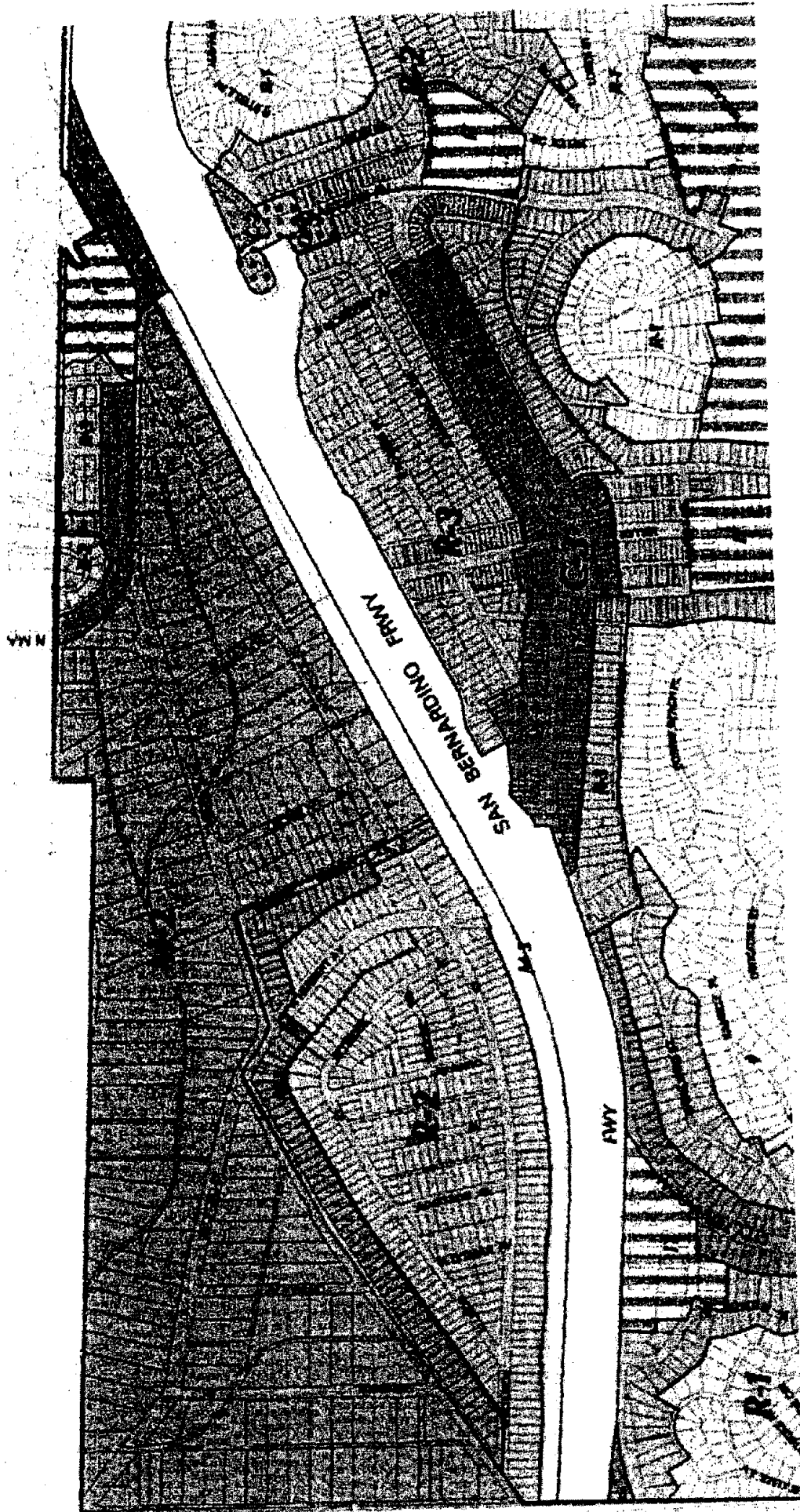
Project Boundary

County Areas

Unincorporated Area

ATTACHMENT NO. 3

REDEVELOPMENT LAND USE MAP



ATTACHMENT NO. 4

POTENTIAL PROJECTS AND PROGRAMS

ATTACHMENT NO. 4

**WHITESIDE REDEVELOPMENT PROJECT
POTENTIAL PROJECTS/PROGRAM LIST**

INFRASTRUCTURE IMPROVEMENTS PROGRAM

1. Street construction, widening, reconstruction and surfacing (arterial highways, collector roads, local roads, alleys)
2. Storm drain facilities and systems
3. Flood control
4. Extension of utilities and utilities undergrounding
5. Water systems
6. Sanitary sewers
7. Miscellaneous infrastructure projects

STREETSCAPE AND GATEWAY IMPROVEMENTS PROGRAM

1. Construction / repair of curbs, gutters and sidewalks and other pedestrian amenities
2. Installation of street trees and shrubs
3. Construction of decorative and handicapped accessible crosswalks
4. Construction of new medians with landscaping
5. Installation of additional lighting in the Project Area
6. Miscellaneous programs and improvements

TRAFFIC CIRCULATION, TRANSIT AND PARKING PROJECTS

1. Traffic signal controls, signals and transportation management strategies
2. Provision of bus shelters, park and ride lots, bicycle facilities and other improvements
3. Construction of parking lots / garages and on-street parking

LAND ASSEMBLY AND RELOCATION PROGRAM

1. Relocation assistance (residential, commercial and industrial)
2. Land assembly
3. Property acquisition
4. Site preparation activities (demolition and clearance)

PUBLIC/PRIVATE DEVELOPMENT PROGRAM

1. Economic / Industrial development
2. Expansion of existing development facilities
3. Construction, landscaping and parking lot improvements
4. Miscellaneous improvement / development projects

TARGETED BUSINESS RECRUITMENT PROGRAM

1. Recruitment of businesses involved in the biotechnology industry
2. Recruitment of businesses providing goods and services to the local community

COMMUNITY BUSINESS REVITALIZATION PROGRAM

1. Storefront improvements and façade treatments
2. Graffiti abatement
3. Marketing/promotions
4. Miscellaneous community business revitalization improvement programs

BROWNSFIELD PROGRAM

1. Identify, investigate and remediate environmentally contaminated properties
2. Acquire environmentally contaminated properties

COMMUNITY CENTERS, PARK AND OPEN SPACE PROJECTS

1. Public Facilities Improvements (fire, police, library, community center, recreation and parks)
2. Miscellaneous programs and improvements

HOUSING PROGRAMS

In addition to those Projects/Programs identified above, the Commission will use no less than twenty percent (20%) of all tax increment received to increase, preserve and improve the community's supply of low and moderate income housing.